

Arlington Historical Commission
Minutes for the Meeting of
September 7, 2021
Remote Participation Meeting, 7:15pm

1. Call to Order: Commissioners Pamela Meister, Eric Stange, Dianne Schaefer, Michael Gervais and Chair, JoAnn Robinson.
2. Review of protocols for remote meetings and hearings.
3. Review of minutes: Minutes from the August meeting were not reviewed at the September 7 meeting.

Historical Commission FY 2022 Budget- Nothing to report.

4. Project Review:
 - a. 38 Teel Street 9/20 Gervais/Schaefer- Lots of activity and work being done.
 - b. 46 Temple Street 2/21 Gervais/Schaefer- There are no muntins on the windows on the side of the house at this point. The monitors will report back to the homeowners
 - c. 47 Bailey Road 6/21 Stange- Owner has a new plan from the architect proposed for the rear of the house. Add a new dormer and a new kitchen window that is not the same size as the other windows, the windows have 12 lights as do the other windows, but does not line up with other windows on the side of the house. Looking for symmetry of the windows at the side of the house. Commissioner Stange made a motion to accept the window plan for the north elevation of the house. 2nded by Commissioner Gervais. All Commissioners voted in favor.
5. Discussions and Hearings:

7:20pm Discussion

Presentation with Michael Gervais regarding restoration proposal for the Whittemore Robbins House, the Carriage House and the Cottage. He was joined by Gerald Sullivan, architect, Mat Wolfson, ad drafter and Andrew J. Cannata, architect.

Commissioner Gervais made a motion regarding the Whittemore Robbins House to allow the following changes due to repair and maintenance. Includes repairing with same materials, the siding and decorative trim as needed with cedar clapboard. Repair/replace existing rear wing gutters with the same look and material but adding lining. Remove 67 windows to be repaired and replaced. Temporary white plywood with plexi glass windows to be installed. Remove fencing along ramp facing park and repair existing sidewalks. Remove/repair/replace existing metal railings. Regarding the Whittemore Robbins Carriage House to allow the addition of a rear window, and repairs/alternations of interior/exterior as presented to the Monitor. Commissioner Meister 2nded the motion. A roll call vote was taken and all Commissioners voted in favor of the motion.

Andrew Cannata explained the work planned for the Whittemore Robbins Cottage that will become a satellite office for the Town. The gutters, roof and shingles will be replaced. Due to the plan to make the Carriage House an event venue, the Cottage bathrooms would be accessible to those using the venue space. The entrance would require an accessible route. The plans were described and drawings were shared.

Commissioners discussed the proposed plans suggesting alternatives for access to the house and the use of plantings instead of latticework and perhaps a lower fence between the two buildings.

Following the discussion, Commissioner Gervais made a motion regarding changes to the Whittemore Robbins Cottage to allow the roof and gutters to be replaced with same materials as Carriage House and with a similar roof line and repairs made to the basement entrance (metal with a possible wood finish). The motion was seconded by Commissioner Schaefer. A roll call vote was taken and all voted in favor of the motion.

7:35pm Continued Formal Hearing for 59 Winter Street. Presenters: Robert Annese, lawyer and Remo Politano, owner.

The current condition of the house was reviewed and pictures were shared.

- Delayed maintenance throughout the exterior; current conditions left as is will lead to further deterioration and potential impact to structure
- Inconsistent/mixed materials used over the exist trim; combination of wood and aluminum

Proposed exterior changes included Mansard fascia to have new aluminum coil installed, Mansard Soffits installed with Certainteed Vinyl Soffit Triple 3-1/3" InvisiVent, Mansard Fascia Belly Band to have PVC trim over existing wood board, new PVC Corbels and Bed Molding, window trim and sills to be wrapped in aluminum, new aluminum gutters and downspouts and install white vinyl siding over the entire house.

Commissioners discussed the proposed changes, questioning the proposed materials and loss of details.

Following the discussion, a motion was made to approve the new vinyl siding to match the 4" original style clapboards, approve the repointing of the brick foundation, repair and preserve the existing over hanging eaves, wooden trim, corbels, replacement of gutters and downspouts, the removal of the door on the left side of the house and replace with a window. The owner will work closely with the monitors regarding decisions about new materials and the repair and replication of defining details to preserve original features of the house. The motion was seconded by Commissioner Meister. A roll call vote was taken and all Commissioners voted in favor of the motion.

Monitors: JoAnn Robinson and Dianne Schaefer

7:55pm. Formal Hearing for 36 Orvis Road

Proposed exterior changes included the demolition of the existing wood shingles and to install new siding using Cedar Impressions polymer material with a 5" exposure and to remove and replace aluminum gutters.

Commissioners discussed the proposed changes, questioning the use of the proposed materials and suggesting the repair of the existing shingles.

Based on the information provided it was recommended that this hearing be continued in October.

Commissioner Stange made a motion to continue the hearing and to invite the contractor to attend the meeting and to provide more pictures of the existing condition of the siding.

The motion was second by Commissioner Gervais. A roll call vote was taken.

All Commissioners voted in favor of the motion.

8:15pm. Formal Hearing for 6 Mystic Lake Drive Did not appear for the hearing. This hearing will be continued in October.

8:40pm. Continued Formal Hearing for 821 Massachusetts Avenue.

Presenters: Attorney Robert Annese, Philip Randall, contractor; Monte French, architect; Geoffrey Noyes, owner.

Summary of what has occurred since the last meeting from Attorney Annese:

- The building has been wrapped.
- Electrical has been set up.
- Have to establish an account to set up a surveillance system.
- Removed asbestos shingles have been put in hazmat bags and are stored in the interior of the house.
- Appeared before the ARB two weeks ago. May still want to apply for the demolition application. Asked at the ARB meeting if an alternative to pursuing the demo app? He suggested adding an addition to the rear of the building. There are no firm plans, but they are in discussion about this idea.

Commissioners discussed the current conditions of the house and prioritized what next steps should be taken to restore the house.

Commissioner Gervais made a motion to have cedar shingles replaced on the Atwood House and that the contractor will work closely with the monitors to determine if the condition of windows that may still be on the property are salvageable or what to do to replace the windows. At the Commission's next meeting we will discuss the plans for additional exterior replacement of windows, trim, doors, gutters and downspouts.

Motion was seconded by Commissioner Meister.

A roll call vote was taken and all Commissioners voted in favor of the motion.

Monitors: JoAnn Robinson and Michael Gervais

It was observed that downspouts have been removed. The motion was amended to include the replacement of downspouts and gutters.

Monte French shared that there was a discussion about adding an addition to the rear of the house. He does not feel that this would be a favorable plan for those who may occupy this part of the house as they would be very close to the parking lot of CVS. An idea is to shift the house forward to allow more room in the back that is not as close to CVS. This will allow more units to be built and make the project viable. A discussion regarding this will take place at our next meeting.

9:10pm Formal Hearing for 2-6 Court Street Place with owner, Sid Gehlot and Michael Ciampa, Interim Director of the Building Department.

The original house was a triple decker house with three apartments with asphalt shingles, bay windows and porches on each floor that is on the Inventory of Significant Structures in Arlington.

This is a project that was completed without a permit or a hearing with the Historical Commission for exterior work. At this point the house has been completely resided and the three porches have been removed and all the historical features are gone.

The owner of the house discussed the process and communications he had with the Building Department and the Historical Commission following the issuance of the Stop Work Order.

The Commissioners discussed the steps that are needed to secure a permit for plans to the exterior and these were not followed by the homeowner.

The next steps were discussed:

- How to restore the details that were demolished? The corbels under the roof line, trim around the windows, the siding, porches to their original design and size.
- Has the Zoning Board been notified? A certified plot plan that shows the conditions as they existed before the work was done is needed and the dimensional changes before that point. Then the Zoning Board can review it.
- Gather the plans submitted to the Building Department, the original plot plan from Mr. Gehlot, and the current details of the property to have a complete picture to discuss before the Commission in October at the continued hearing.

Commissioner Gervais made a motion to continue the hearing for 2-6 Court Street Place on October 5, 2021. The Motion was seconded by Commissioner Meister. All voted in favor of the motion.

9:30pm Formal Hearing for 1021 Massachusetts Avenue. A message was received to postpone this hearing to October 5, 2021.

Old Business: Inquiry about the plans for Bob Botterio's Memorial

New Business: Plan an executive meeting to review the Historical Commission profile, duties, and plan a public meeting to discuss the responsibilities of the Historical Commission.

The Arlington Historical Commission adjourned at 10:48pm.

The next Arlington Historical Commission meeting will be October 5, 2021
for the Arlington Historical Commission, Victoria Rose, Recording Secretary.